

1 of 6

My notes indicate that that reason that the BICs were waiting to sign was that there were outstanding contract items to address. Those are listed on the attached. To my knowledge these items have not been finalized. I'm happy to work through them with you so that the OGD may execute.

Suzanne Holley
VP & Chief Operating Officer
DCBID-LOCKE

GREAT! Let's just get it done. Thanks, Rena!

On Fri, Jun 24, 2016 at 1:55 PM, Rena Leddy <rena@fashionandtextile.org> wrote:
Hi Jessica,

I can tentatively make the meeting and I'll confirm when we get closer.

Hello Ladies,

I understand once the BIDs agree on the overall terms, then LADOT's Contract Administrator will finalize/tighten up the language before all parties sign, including City Atty.

I also understood all REDs wanted to enter the agreement simultaneously, but we need to move this forward, so we will finalize contacts with each RED while resolving any remaining issues with the others, since the other way has taken, literally, years.

Again, we really appreciate your collaboration and I'm sorry this hasn't been brought to the finish line much much sooner.

With regards to the contract the following items need to be addressed:

- Deficiencies & WII these be addressed with an IIR letter per Kim's request in the attached email dated 5/27/15?

Suzanne

III Suzanne and Ken

Weight when filled: 700 lbs

Purple Wondering Jew (if used, planted in contained pot so as not to take over other plants)

Eukeria elegans

 Julie Amaya
Active Transportation Division / Project Assistant

11

received
by sender

Date: 05/27/2015 02:19 PM

CC: Pauline Chan <pauline.chan@lacity.org>, Rena Leddy <rena@fashiondistrict.org>, Elmer Pacheco <elmer@fashiondistrict.org>, Randall Tam

However before we sign the contract there should be a formal inspection of the planters and surface area with all the deficiencies noted and addressed. We are assuming the warranty period of the original installation is now over.

5. Street surface uneven with loose gravel present
6. Drainage problems as a result of #5 above.
7. The number of chairs, tables and umbrellas needs to be inventoried to ensure none have gone missing.

05/05/2017 07:43 AM

RE: BID Maintenance Agreements - Broadway

We would suggest that some of these deficiencies should be corrected before the formal responsibility is taken on by the Fashion District BID. Other deficiencies could be acknowledged in a separate letter to remain in an as-is condition on takeover. This might be best coordinated with my BID colleagues in Historic Downtown & Downtown Center BIDs so we take the same approach with each deficiency listed above.

Please contact us with some ideas for the final inspection.

Thank you.

Kent Smith,
LA Fashion District BID
1215 W 8th Street, 4th Fl
Los Angeles, CA 90017
(213) 691-0334, Ext. 712
kent@fashiondistrict.org

From: Julie Amaya (mailto:julie.amaya@lacty.org)
Sent: Tuesday, May 26, 2015 3:44 AM
To: Kent Smith; "Blair Bester" (blair@hdtbid.com); Suzanne Holley
Cc: Pauline Chan
Subject: Re: Update, BID agreement for your consideration - Broadway Dress Rehearsal

Hi Kent, Blair, Suzanne

This was formerly forwarded on March 13, 2015 and we are agreeable to executing if you are. If you have any changes or comments please let us know by June 15, 2015.

Thank you!

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-----Re: Update, BID agreement for your consideration, and upcoming timeline - Broadway Dress Rehearsal-----

Subject: Re: Update, BID agreement for your consideration, and upcoming timeline - Broadway Dress Rehearsal
From: Lan Nguyen <lan.nguyen@lacty.org>
Date: 03/17/2015, 12:23 PM
Re: Suzanne Holley <sholley@downcenterla.com>
CC: Kent Smith <kent@fashiondistrict.org>; "Blair Bester" (blair@hdtbid.com) <blair@hdtbid.com>; "Pauline (H) Chan" <pauline.chan@lacty.org>; Julie Amaya <julie.amaya@lacty.org>

Herewith please find documents and files per your request.

Attachments:
Kent This file is identical to that sent earlier except signatures updated due to City personnel changes.
Suzanne and Blair - Yours is identical to Kent's. I am sorry for the formatting difference so the pagination is different between yours and Kent's but rest assured, it's 100% identical except for the compensation. Again, I need you to look at the compensation in light of the potential LROs. If it does not apply ad if it does apply so we can set aside the correct amount.

Disinfectant
I do not know when the disinfectant granules will be removed (KENT?) but I do think work will commence, and finish, by the end of the year if all goes well so we don't run into the holiday construction season, and also adversely impact your businesses in any way during busy shopping periods. The surface treatment that will follow is what we place on the BASE of the crosswalks that you see in black. It's called "Dowblend." It is a concrete polymer that is thin but very strong that can be applied in a thin coat to match almost any pigment. It is liquid so it fills in cracks but hardens to concrete. It has been able to withstand car traffic thus far on Broadway (again, the black stripes.) Please see pics attached for both the tire and pattern which will be applied. There are two colors shown in the sample, gold and brown. The final color will be a composite of those that have performed best in the field test. If you wish to see the test patch, they are on the east side across from Grand Central Market at midblock.

Furniture
As for the maintenance of the furniture, I am very happy to send a file that has the associated agreements with the existing bids. We did it in this way: it's an "application" and the bids "use" the right as long as they abide by the rules, which they signed. It expires in July 2015. I can self review these if you wish so it can last through 2016 should you want, or do the same "contract" and you can award the furniture, or in this case, approve the cover for having furniture bids. I only could find 2 covered in my file, but you got the picture. Add to our office can try to locate and can be the others to you should you need it.

On Mon, Mar 16, 2015 at 4:44 PM, Lan Nguyen <lan.nguyen@lacty.org> wrote:
Great questions. I will answer them around noon tomorrow when I stop by my office to forward you some of the material that's at work.

Lan [626-712-3205](tel:626-712-3205)

On Mar 16, 2015, at 4:39 PM, Suzanne Holley <sholley@downcenterla.com> wrote:

I thank you Lan.

I have spoken with Kent and Blair and we will review the contract and meet back with any comments or questions. In the interim, can you:

- forward the district quarterly contracts for the 2016 year?
- provide strong on when the disinfectant granules will be removed and let us know what, if any, surface treatment will follow that removal?
- advise what agreements have been associated directly with property owners with regards to the maintenance of the furniture?

From: Lan Nguyen [lan.nguyen@lacty.org]
Sent: Friday, March 13, 2015 4:39 PM
To: Kent Smith; "Blair Bester" (blair@hdtbid.com); Suzanne Holley
Cc: Pauline (H) Chan; Julie Amaya
Subject: Update, BID agreement for your consideration, and upcoming timeline - Broadway Dress Rehearsal

Dear Kent, Blair and Suzanne -

First I want to thank all 3 of you for your immense patience during this time.

WATERING
I want to apologize for not reaching out earlier to tell you that the contractor stopped watering on 2/1/15 in anticipation of the BIDs taking over maintenance. Because we have not yet executed an agreement yet, this matter fell through the cracks for the past 45 days and I WANT TO THANK 1 - KENT from FBHD for responding to my call and immediately saying he would water his garden until we can meet to finalize the agreement; and 2 - RENTCO of Grand Central Market for taking care of watering the planters from 3rd to 4th until Suzanne can execute their agreement.

Blair- At this time, may I ask if you can think of how to reach out to the areas covered by your BID to help me implement an immediate watering fix of the planters since they really look parched -> **Thank you for helping bridge this gap until we can execute your agreement asap.**

MAINTENANCE AGREEMENT
Herewith please find a draft of the Agreement specific to FBHD and incorporate your final comments from last year. The only changes are minor personnel changes. Other changes are highlighted in red so it would jump right out at you, and I'd be happy to explain my thinking... basically we are going to remove the surface soon, YOU WILL BE APPRISED IN A TIMELY MANNER, so your contract may be cut short during that time, but you'll know about it well in advance so you'd do no work during the construction period. (I'm only sending Kent's but the other 2 BIDs' agreements are identical.)

The respective parts in purple, and the compensation, are the only things that will be different among the 3 agreements.

COMPENSATION
The compensation amount highlighted in green in the agreement is residual language from the last agreement. It will be modified to reflect the cost figures associated with the possible requirement of City Living Wage provisions so do not worry about that either.

PROPOSED MAINTENANCE AGREEMENT TIMELINE
3/13/15 - Email draft for consideration
by 3/20/15 - Walk through project with each respective BID in their areas, receive their concerns and modify Agreement, if needed, and process BID signatures.
Week of 3/23/15 - Get CITY signatures by 3/31/15
4/1/15 - Fully executed agreement in effect.

THANK YOU ALL and please let me know if your discomfort in any way. I am just finishing up work previously started and did not add anything extra

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RE: BID Maintenance Agreements - Broadway

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